

The Springs at Greenleaf Trails HOA

Meeting Minutes

07/16/2024

The regular meeting of the The Springs at Greenleaf Trails HOA was called to order at 6:00 on 07/16/2024 in location by Susan Yockel.

Present

David White, Jeremy Goodrich, Susan Yockel , Julie West, Bruce Barringer, Kim Cain, and Dean Coffman

Absent: 1 vacant (filled by Kim Cain in meeting)

Approval of Agenda

Jeremy first, Bruce Second The agenda was unanimously approved as distributed.

Approval of Minutes

Jeremy first, David Second. All

Committee Reports

Lunch Bunch was at Pub W. Was well attended.

Pool Committee – No Report.

Treasurers Report

101161 in checking 151005 in money market account. 24626 paid out in the last month.

Requested to speak

Rebecca Papajohn requested time to speak. Presented 5 items to consider (attached)- Board discussion and will look at what can be done. Some will require community votes.

Old Business

Curb issues on Mount Mitchell- No report

Mulch is washing out of flower beds. PLC suggest creating a trench around the front of the flower bed. No Change.

Street Maintenance – Still waiting on one bid.

Removal of rental fees for the clubhouse. Tabled until budget discussions.

Clubhouse Maintenance - Still waiting for flower beds, and AC tune up. Prior meeting voted and approved for A1 to do the AC tune up.

Pool Gate needs to be braced so it cannot be forced open without a FOB. No change from last meeting.

Single email address to reach all board members. Dean has not done anything on this. Create a contact via a website contact form.

Written procedure to get bids for work. Pam handed out Jeremy's starting points and suggestions in last meeting. Tabled again till the next meeting

Members prepaying dues for 2025 - discussed last meeting and was determined that they should put the money in separate account until the next year. Need to follow up with HOA manager to see if this was done.

Revise DRB request form to get better information. Julie has not worked on this yet.

Money being spent without board approval discussion- Resolved last meeting that all expenditures will be approved, and no set amount is allowed without approval. If needed in between the meeting that we will vote via email or text and then repeat it during the regular meeting.

Parking on Orion Street- Letter was sent prior week.

Money Market Account Statements are needed. They are now included in our monthly packets.

New Business

- a. We have a vacancy. Motion to fill vacancy 1st Julie 2nd Jeremy Passed 5-1. Motion for Kim Cain to fill vacancy by Jeremy Goodrich 2nd Julie Passed 6-0
- b. We have a vacancy in the president's position. The VP is not able to step up due to family obligations. Jeremy volunteered to fill the role for the remainder of the term. Motion passed 6-1 for Jeremy to fill role.
- c. Pool Resurfacing - 1 bid received 2 more to give bids. We asked if there are alternatives such as a skim coat. Julie was going to check with Eric and start asking others who bid.
- d. Vote on allowing Larry and Margie Crow to pay their landscaper to remove pampas grass, and to re-edge, expand flower beds and add mulch to the clubhouse flower beds. Dean 2nd Jeremy – motion passed 7-0
- e. Establish a clubhouse committee. The pool committee was a success, but we would like to establish a clubhouse committee to make decisions on clubhouse upkeep inside and outside. Dean will put together a communication and share it before sending out on Facebook and email.
- f. PLC not providing services per contract. - David noted the following things. Flower bed maintenance, Mulch timing and amounts, pre and post emergent services not being done timely (mostly early), weed eating not being done well. Community member mentioned that there was talk of them maintaining shrubs early in the season, which was identified as a mistake on the original

communication but was missed by some. Also Mentioned they are not doing a good job of blowing grass after mowing or fertilizing. Lots rehashed about bidding and original acceptance of new company.

- g. Unacceptable behavior by board members to non-residents. – Discussion of incident on the pool. Most of the other board members were not there and do not know what happened. However a broader discussion was had about when to confront people and when to not confront them, noting that other board members have confronted non-residents as well. Prior to pool issue, there had been nonresidents using the pool and were not guests of residents just the night before which a non-board resident had to run them off. This has happened in the past as well with other community members. Also mentioned that many people do not know enough of their neighbors to know if they are allowed to be there or not. Also noted that the pool rules need to be followed and would have likely prevented any issues.
- h. Vote on pool filter expenditure (already made) - Motion: Jeremy, 2nd Julie 6-1 passed.

Open discussion

- 1. None

Adjournment

Meeting was adjourned at time by Susan Yockel. The next general meeting will be at 6:00 on 08/20/2024, in the Clubhouse.

Minutes submitted by: Dean Coffman

Approved by: Name

I would like to submit the following for the Board's Consideration:
presented by Rebecca Papajohn July 2024

1. That nepotism in all forms (relative and or friends) would not be permitted or considered for bids on projects performed to enhance our community as to have no appearance of improprieties, favoritism, Conflict of interest or kick back or therefore any appearance of such in any way in any area of purchases or services are to be provided to The Springs community.
2. I propose that no 2 family members be allowed or considered to serve on our governing board / HOA at any single time (as to not give an appearance of controlling or directing decisions for our community).
3. I propose when a vacancy of any position or seat on the board occurs that an immediate notification be made to the membership of The Springs Community and a "Special" Election be held in a timely manner to fill the vacated position / seat of that vacancy.
4. I'd like to recommend with each new election of board members that an Orientation Retreat occur to establish and bring each member current on all budget and business to date, to create a Mission Statement ~~over~~ common focus and strategy on all Springs Community affairs and job descriptions.
5. Recommendation that all board announcements and community announcements be forwarded to entire membership by email along w/ Facebook.